

Cobb County...Expect the Best!



Community Workshop

January 25-27, 2007



Ackerman & Co.



Austell Road Corridor LCI

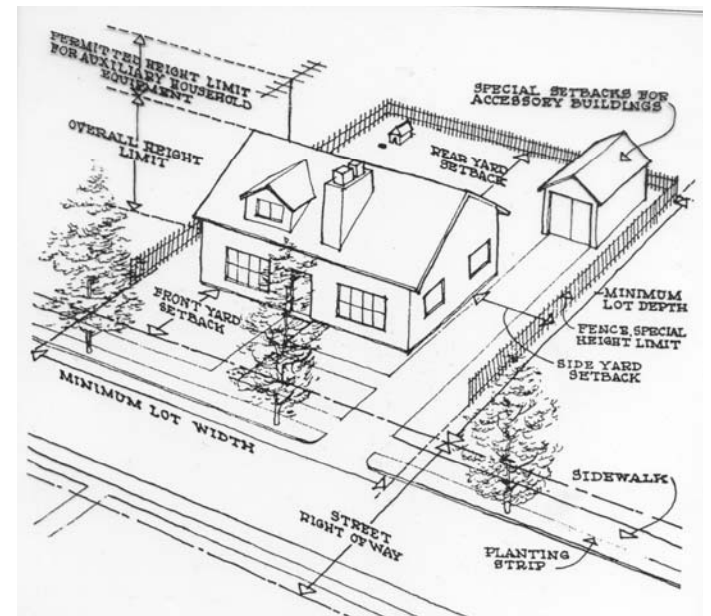


Transit Oriented Development

- Austell Rd. Corridor LCI Community Workshop
 - January 25, 2007

Austell Road Corridor LCI

The Problem



Austell Road Corridor LCI

Role of Transit Oriented Development

- Alternatives to auto-dependence
- Increasing property values
- Retail opportunities
- Stimulating redevelopment
- Maximizing transit ridership
- Supporting environmental quality



Austell Road Corridor LCI

The Role of Transit Technologies

- Commuter Rail
- Heavy Rail
- Light Rail
- Bus
- Hybrids



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Example: MARTA - Lindbergh Station





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Example – City of Decatur



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Lessons learned – It all starts with walking



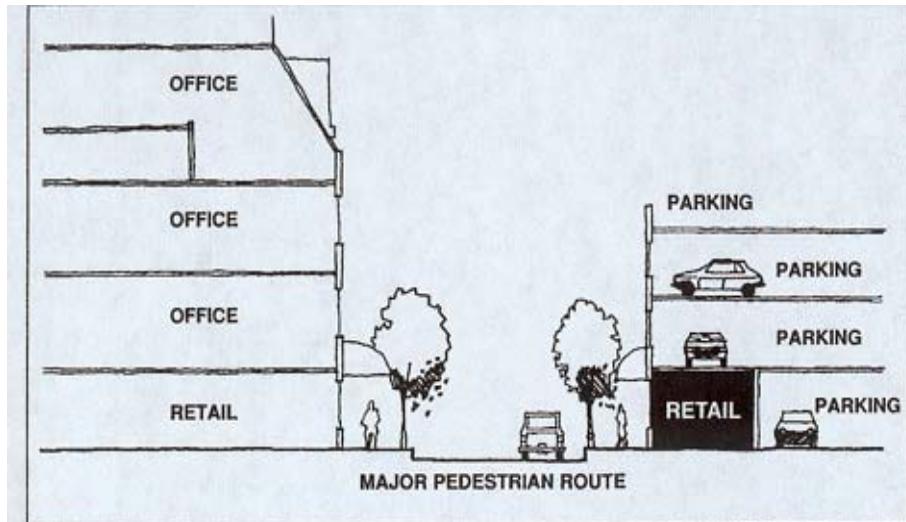
Pedestrian-friendly sidewalks and streets

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Lessons learned – Development Guidelines

the Walking circle

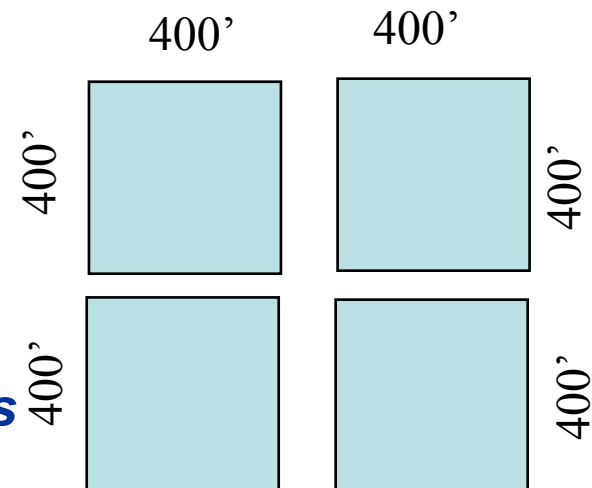
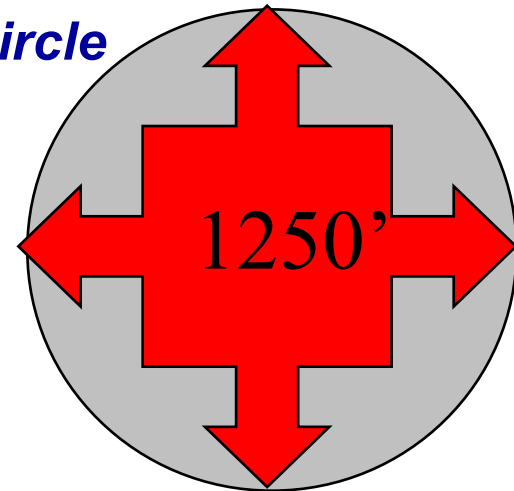
Compact Development



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NJ Transit.

*Retail space on the ground
floor of parking structures
is encouraged along
commercial streets.*

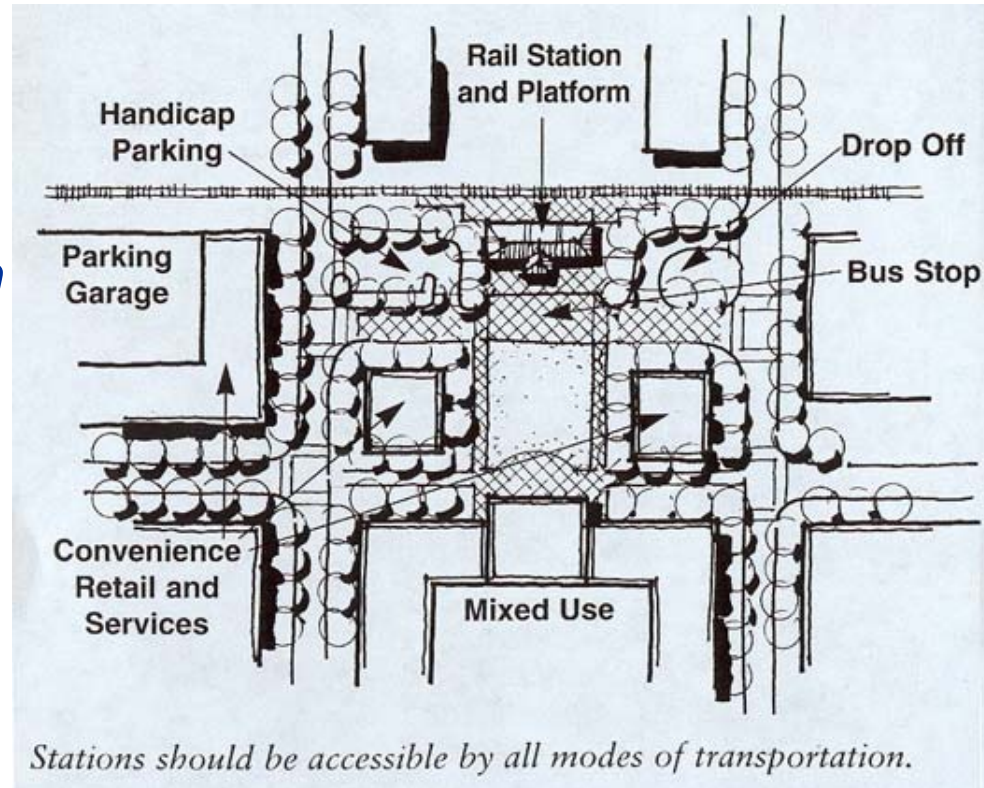
Short blocks



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TOD Planning Criteria

- ***Layout of public streets to transit***
- ***The pedestrian realm***
- ***Parking standards***



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TOD Planning Criteria

- ***Mixed use***
- ***Compact pattern - infill***
- ***Housing options***
- ***Exclude inappropriate uses***

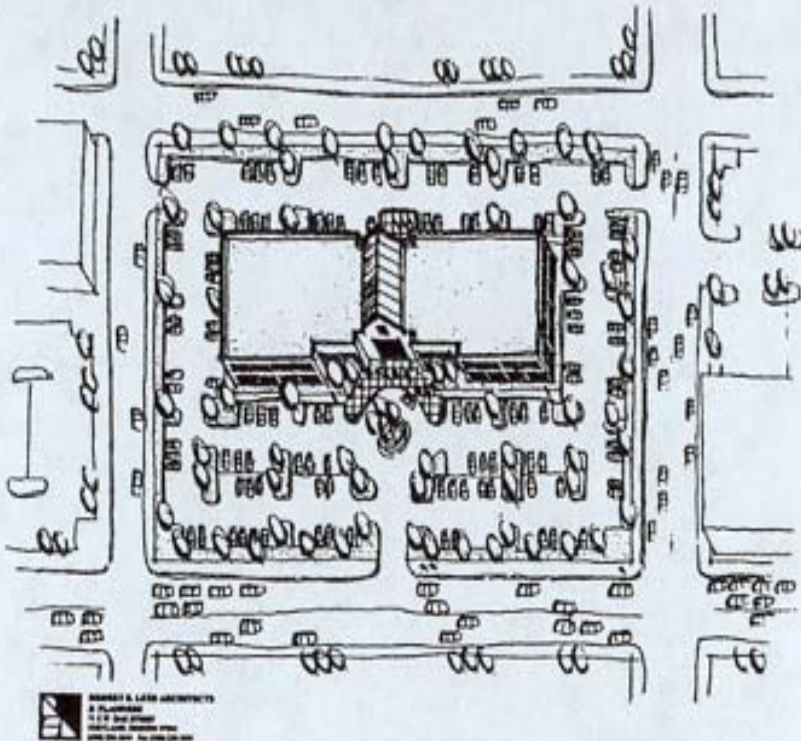


ILLUSTRATION OF VERTICAL MIXED USE

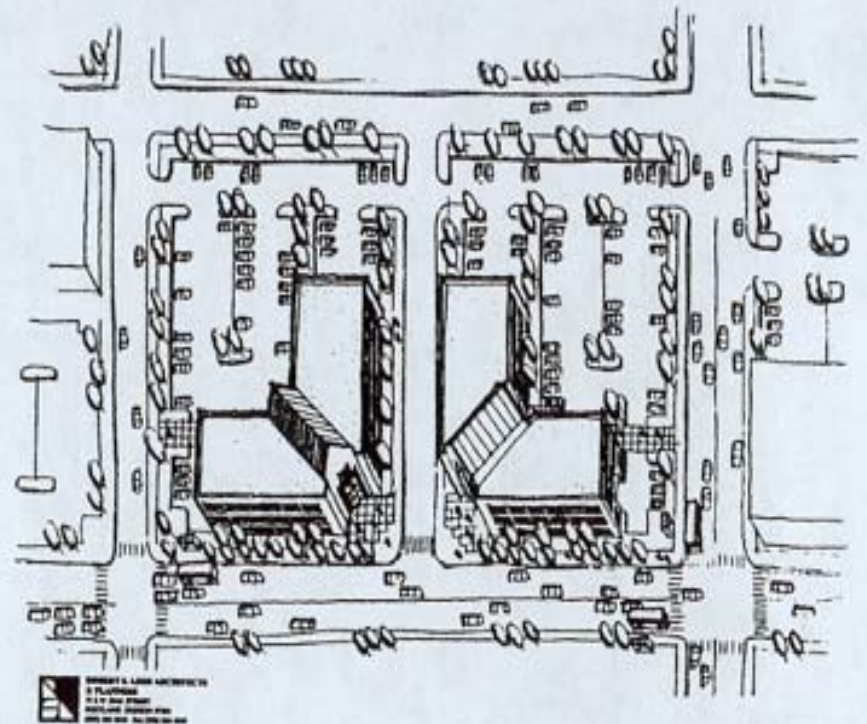
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Lessons learned – Office Development

Typical Office Development



Pedestrian-Friendly Office Development

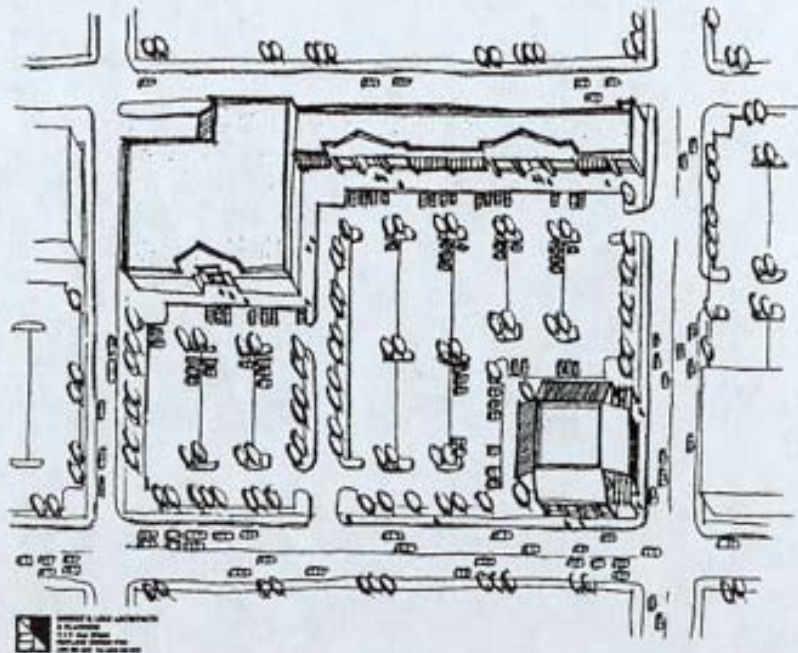


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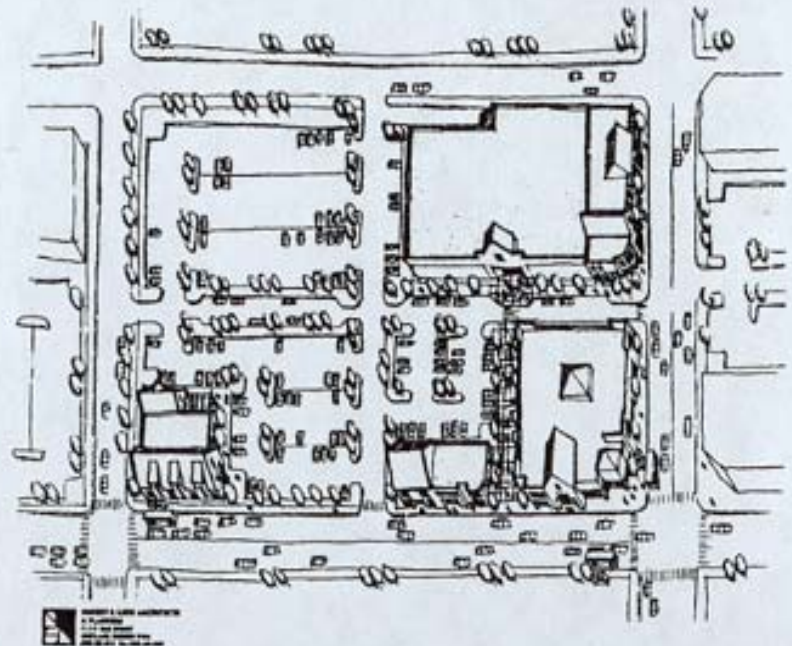
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Lessons learned – Retail Uses

Typical Retail Development



Pedestrian-Friendly Retail Development



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Lessons learned – Residential Development

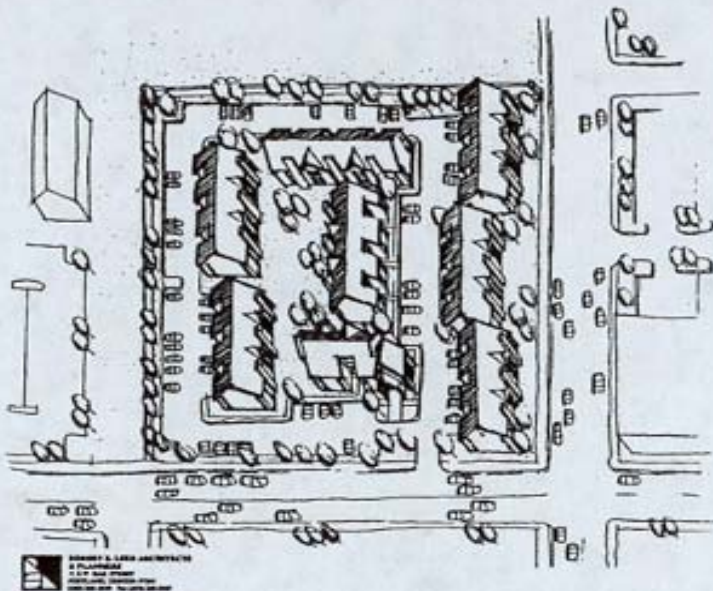
Variety of housing types



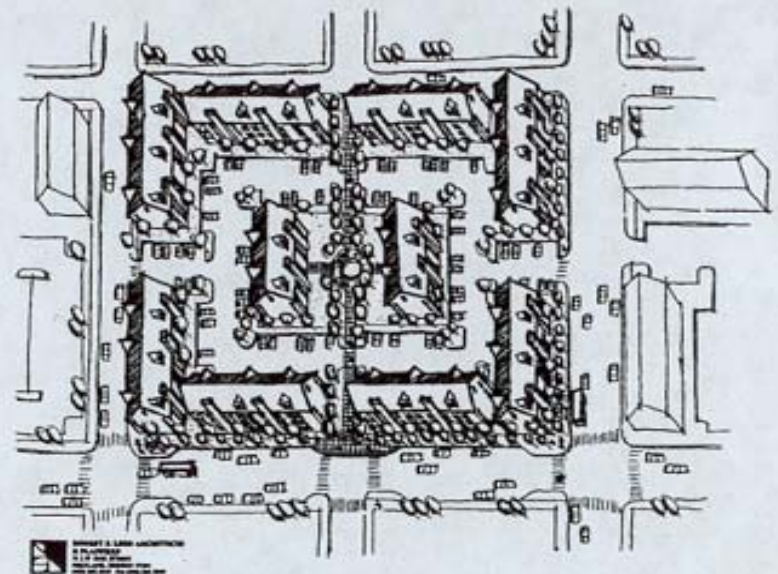
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Lessons learned – Residential Development

Typical Townhouse Development



Pedestrian-Friendly Townhouse Development



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Lessons learned – Residential Development

Typical Multifamily Residential Development



Pedestrian-Friendly Multifamily Residential Development



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The Role of Public Education

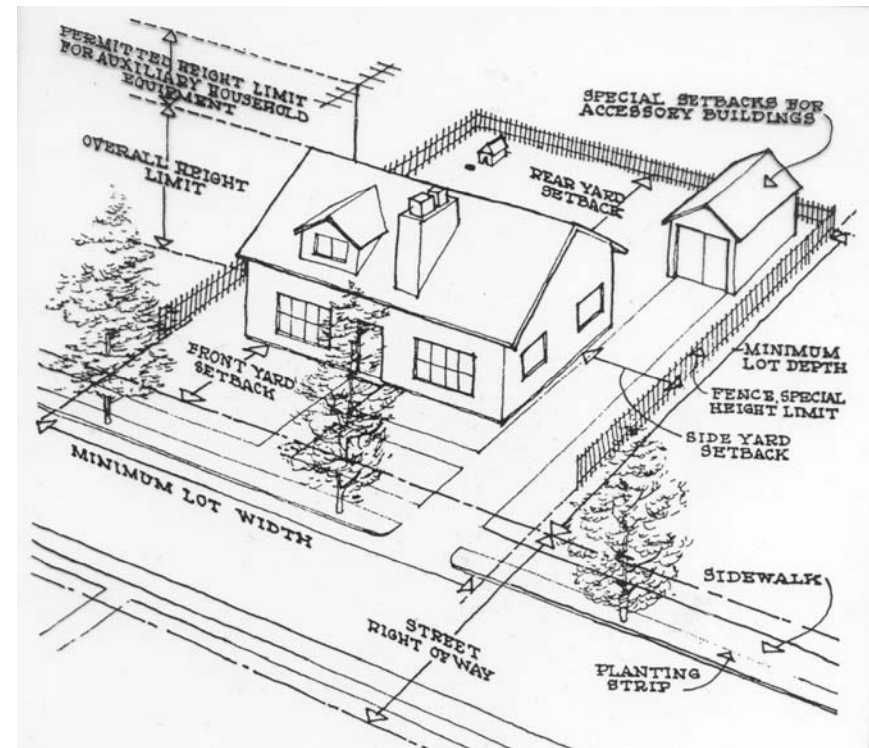


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Zoning for Transit Oriented Development

The Role of Reforming Regulation

- ✓ Separation of uses
- ✓ Lack of orientation of buildings to sidewalks and transit stops
- ✓ Excessive parking standards



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Developer Incentives

- ✓ Greenfield Options are cheaper
- ✓ Overlay zoning district
- ✓ Bonuses in zoning
- ✓ Streamlined approvals
- ✓ Financing
- ✓ Capital improvements





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Transit Oriented Development



Questions and comments